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**Martin & Pole**  
Established 1846

ESTATE AGENTS

## 204 Silverdale Road, Earley, Reading, RG6 7NB



**Set back from the road and with secluded, southerly aspect gardens**

**Within the Aldrynton and Maiden Erlegh catchments, just a few hundred yards from the schools themselves, a Gough Cooper cottage style semi-detached family home with ground floor shower room.**

**Within easy reach of Earley railway station, the University and local shops.**

3 bedrooms (bedroom 3 with a useful box room/ storage area), bathroom, 2 reception rooms, lean to sun room, kitchen, ground floor bedroom/ family room with ensuite shower room, approx. 40' driveway, gardens extending to about 60' in depth, mainly double glazed, gas radiator central heating, no onward chain.

For further information or an appointment to view please contact our Earley branch on 0118 926 4422 or [e@martinpole.co.uk](mailto:e@martinpole.co.uk)



**Price £450,000 Freehold**

# 204 Silverdale Road, Earley, Reading, RG6 7NB

**DESCRIPTION/LOCATION:** Constructed about 60 years ago by Gough Cooper to their T1 design, known colloquially as 'the cottage style', this is the largest and most popular of the semi-detached designs on the estate. Many of the properties of this style have been enlarged by way of ground and first floor extensions, as well as loft conversions. It may be therefore that similar potential exists for this property, subject of course to any necessary consents.

The location is particularly convenient with regular bus routes along the road leading past the University, Royal Berkshire Hospital and into the town centre where there is a main line railway station with services to various parts of the country including fast services to Paddington and services to Waterloo running through the nearby Earley railway station. The property is close by to Maiden Erlegh Nature Reserve and there are doctors and dental surgeries within the area. As well as the ever-popular state schools, there are private and grammar schools within reasonable distance. The M4 motorway can be joined either at Junction 11, by Green Park, where there is also the A33 south towards Basingstoke, or at Junction 10 where the centre of London lies about 40 miles and Heathrow airport about 20 miles away.

**ACCOMMODATION:** The accommodation briefly comprises (all dimensions are approximate):

On the Ground Floor:

**Entrance Porch:** Door leading to

**Hallway:** Under stairs storage cupboard, radiator, parquet floor.

**Lounge 14'1 x 12'4:** Double glazed window, radiator, parquet floor, fireplace, double doors opening to the:

**Dining Room 11'5 x 10'3:** Radiator, parquet floor, opening through to:

**Family Room 10' x 7'6:** A lean-to single skin structure with windows to side and sliding patio doors to the garden.

**Kitchen 11'6 x 7'11:** Double glazed window, fitted kitchen comprising stainless-steel sink unit inset into a worktop with units below, further range of eye and base level units with rolled edge work tops and drawers, four ring gas hob, fridge space.

**Family Room/ Bedroom 4 10'4 x 8'1:** A conversion of the garage with double glazed window, radiator.

**Ensuite Shower Room:** Shower cubicle, pedestal wash hand basin, close coupled WC, storage cupboard, door to the rear garden

**Outside Lobby:** with 2 cupboards and door to the rear garden.

On the First Floor:

**Landing:** Access to the loft space, double glazed window.

**Bedroom 1 14'1 x 12'4:** Double glazed window, radiator, chimney breast.

**Bedroom 2 11'6 x 10' minimum:** Double glazed window, wash hand basin inset into a vanity unit, radiator.

**Bedroom 3 9'4 x 8'11:** Double glazed window, wardrobe cupboard, radiator, low level small door leading into an eaves box room suitable for a variety of possible uses and currently used by the sellers as a mini study.

**Bathroom:** Double glazed windows, fitted suite comprising panel enclosed corner bath with shower over, WC with concealed cistern, wash hand basin with storage below, radiator, tiled floor, tiled walls.

**Outside:** The property is approached over an approximate 40' driveway with open plan lawn to one side. There is access to the rear through a wood panel gate. At the rear is a full width terraced patio area leading onto an expanse of lawn with mature shrub borders.

**Energy Efficiency Rating:** E40

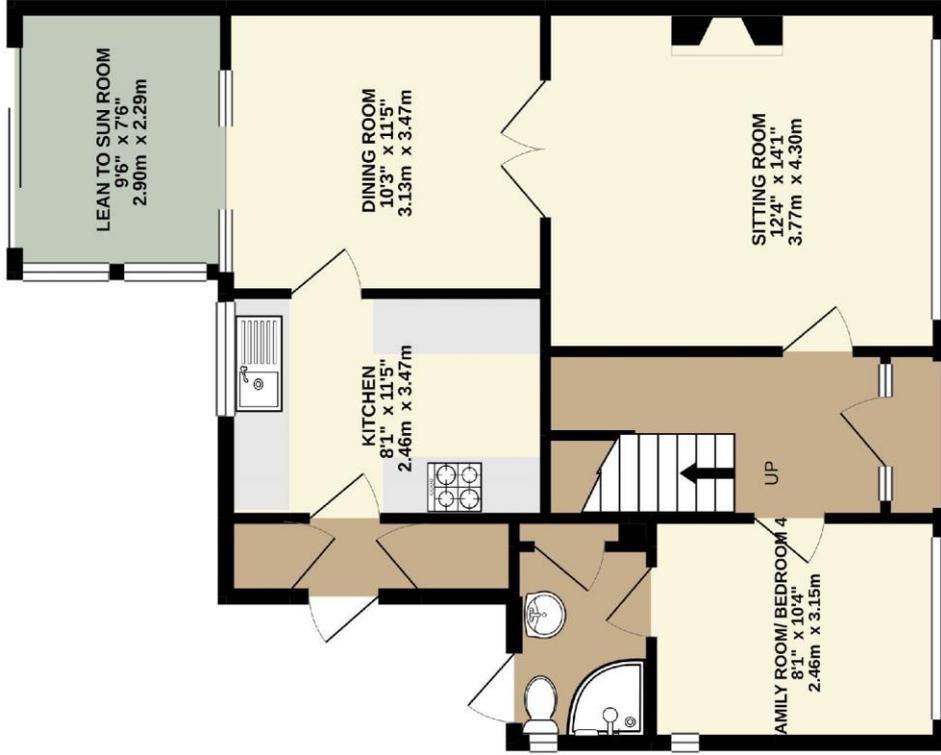
**Council Tax:** D

**DIRECTIONS:** Turn left from our offices onto Silverdale Road where number 204 will be found a short way down on the right-hand side.

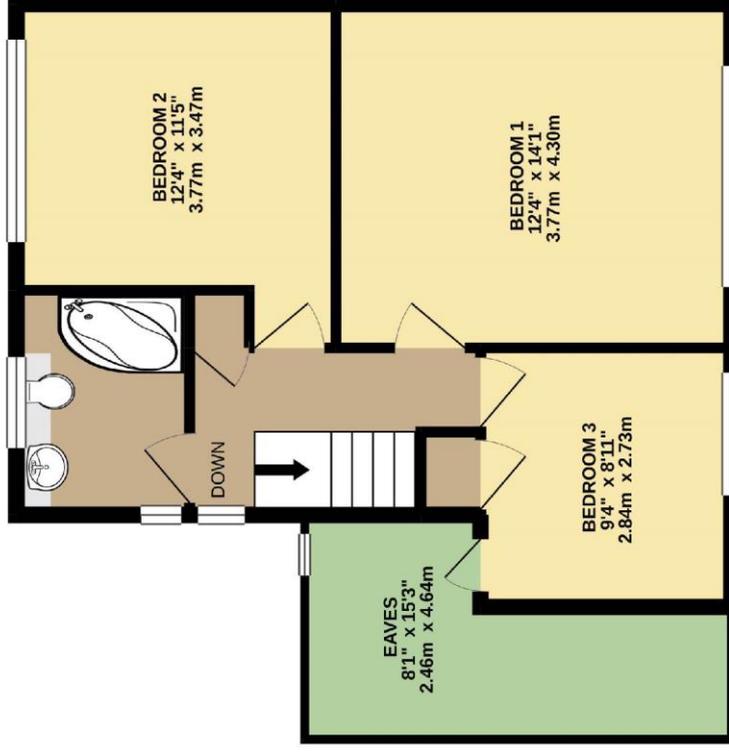
**VIEWINGS:** Strictly by appointment with the Vendors sole agent, Martin & Pole 0118 926 4422 enquiries@martinpole.co.uk. Viewings are subject to pre-registration and our viewing policy which will be provided upon application.

**IMPORTANT NOTICE:** We have endeavored to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed and may change in the future, nor do they guarantee a place in the school. We have not checked whether any extension or alteration to the property complies with planning or building regulations. Distances are 'as the crow flies'. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Martin & Pole may, at your request, recommend to you a mortgage advisor or solicitor. The mortgage advisor will pay us a referral fee equivalent to 30% of any fee they earn. We do not receive a referral fee from the solicitor but have traditionally received a gift at Christmas.

**GROUND FLOOR**  
685 sq.ft. (63.6 sq.m.) approx.



**1ST FLOOR**  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq. ft. (109.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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